

Department Forum

Planning & Development Services
Monday, May 16, 2005

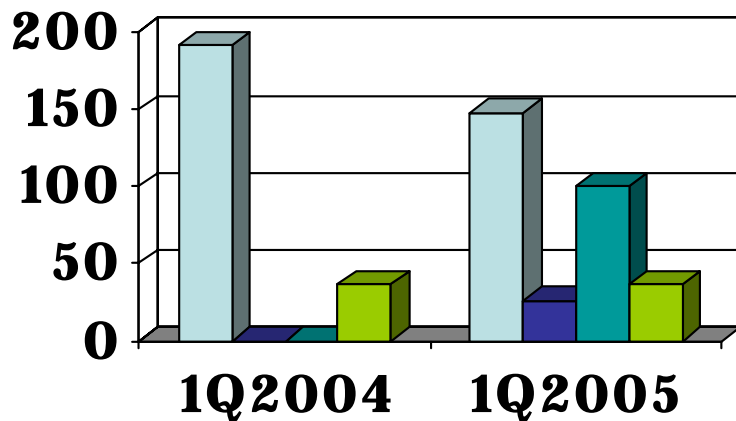


Objectives

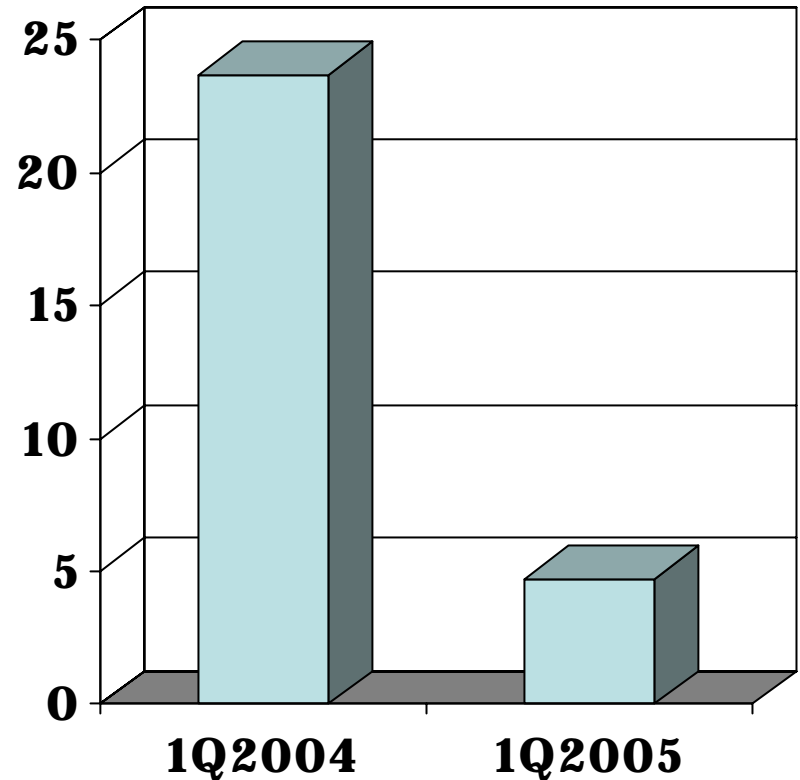
- **2005 1st Quarter Development Update**
- **Department Activities**
- **Unified Development Ordinance Update – Proposed Changes**

First Quarter 2004 / 2005

Residential (du)



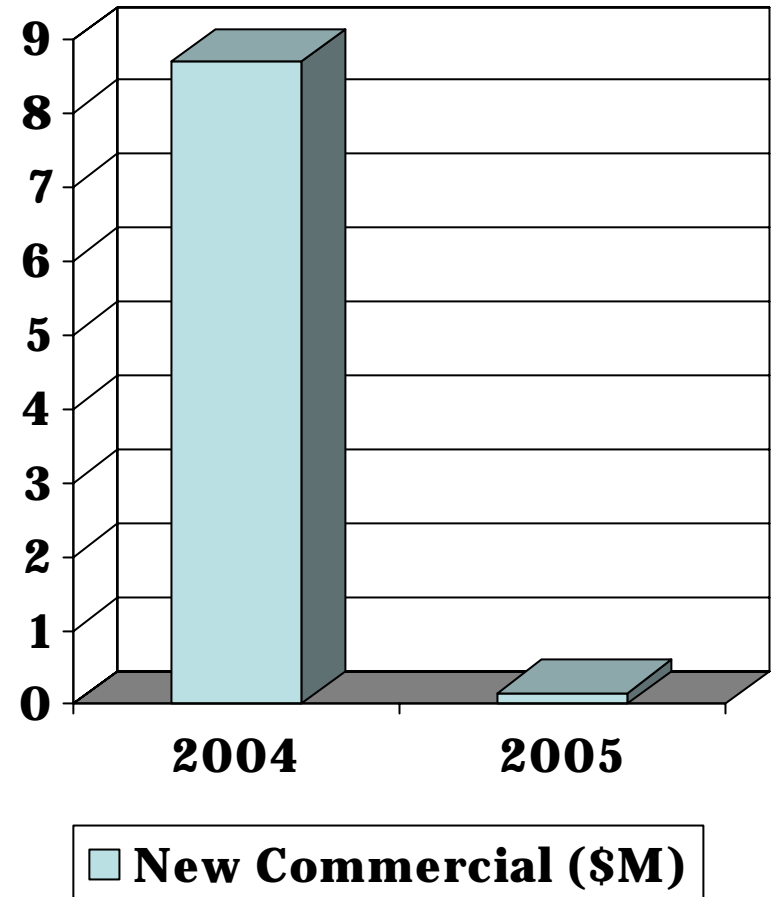
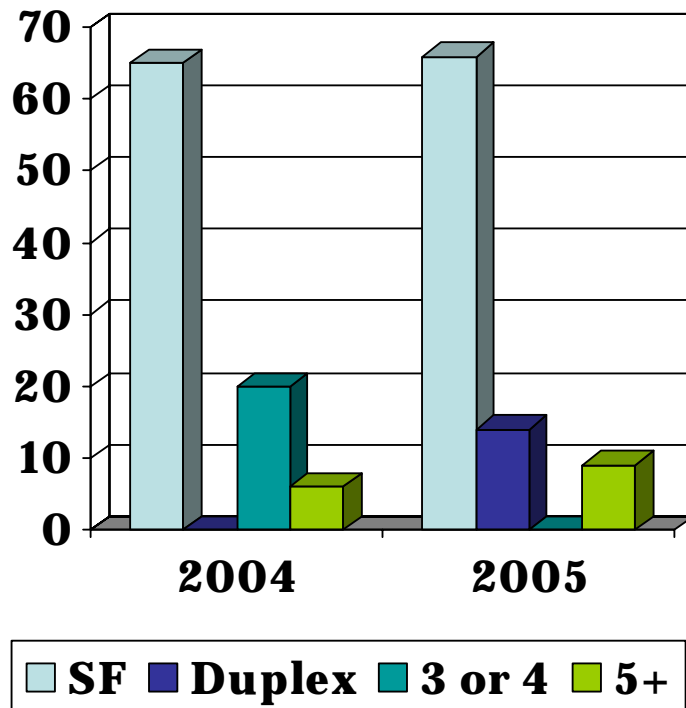
■ SF ■ Duplex ■ 3 or 4 ■ 5+



■ New Commercial (\$M)

April Comparisons

Residential (du)



University Drive Corridor

University Town Center



University Drive Corridor



TC Homes



Gateway Villas



First American Plaza



AmeriSuites

South College Station



Fire Station No. 5



The Med Expansion

Wolf Pen Creek

Arctic Wolf Ice Rink



USDA Office

Around Town



Holiday Inn

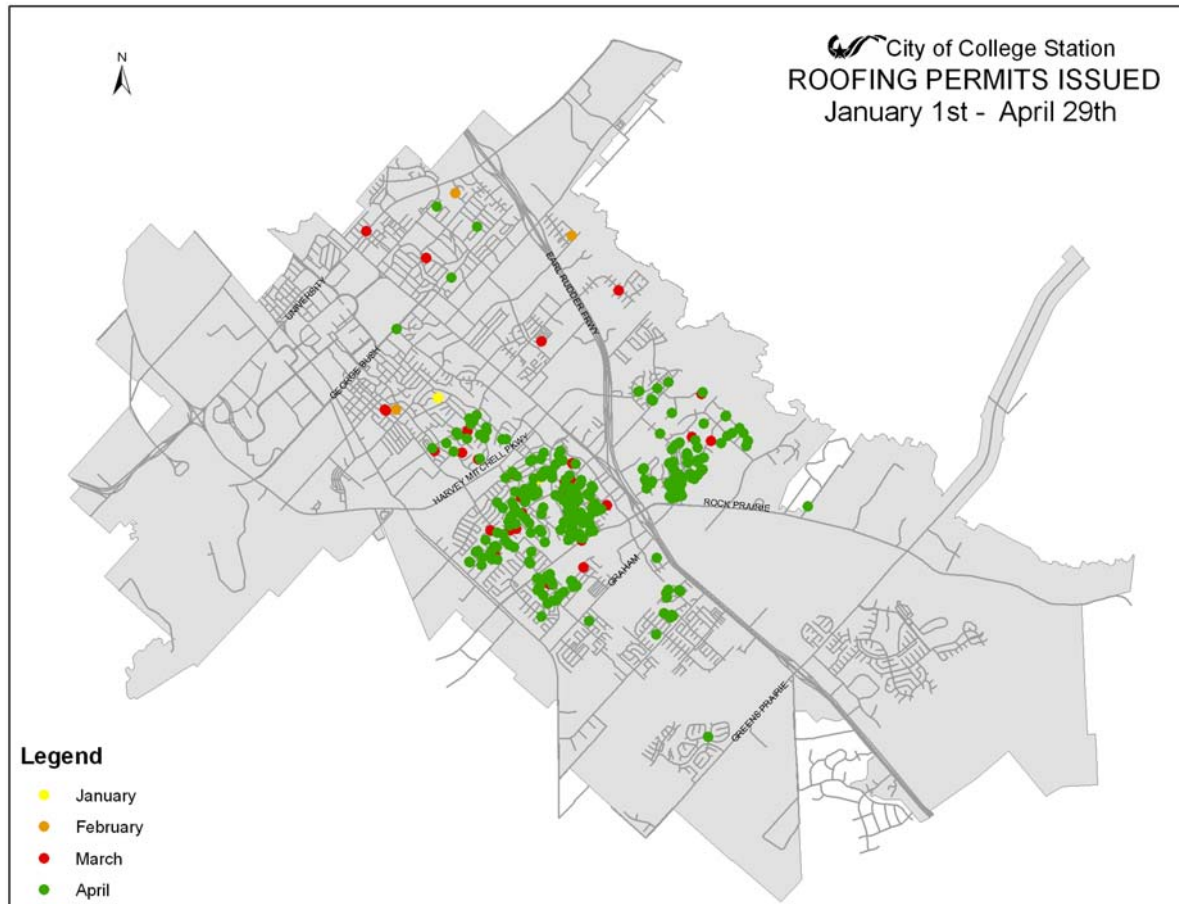


Comfort Suites



Terrace Pines

After the Storm...



Roofing Permits

Department Focus

- **Communication**
- **Customer Service**
- **Process**
- **Training**

Communication

CityLink Signup | Site Map

SEARCH Search... FIND

CITY OF COLLEGE STATION
the heart of the Research Valley

HOME | CITY GOVERNMENT | BUSINESS | RESIDENT | VISITORS | CITY SERVICES | ONLINE SERVICES | GOVERNMENTAL LINKS

Planning & Development Services

- About Planning & Development Services
- Building and Development Applications
- Maps
- Building Codes
- Electrical Licenses
- Publications
- Development Documents
- Floodplains
- Impact Fees
- Right-of-Way Permits
- Oil Well Permits
- Special Projects
- Platting
- Long Range Planning
- Neighborhood Services
- Demographics
- Historic Preservation

Planning & Development Services

ATTENTION!!! There is a Comprehensive Plan amendment proposed on the east side of Earl Rudder Freeway in the area of Woodcreek Drive and Sebesta Road. For more information please contact Jennifer Prochazka at 979.764.3570 or jprochazka@cstx.gov.

Click here for [map](#) of area.

Click here for [map](#) of existing land use plan.

Click here for [map](#) of proposed land use plan.

Click here for an [explanation](#) of how zoning relates to the Comprehensive Plan.

Planning & Development Services News:

Planning & Zoning Commission Agenda | First Exaltation Meeting

I Want To...

GO

[Planning & Development Services](#)

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[Development Applications](#)

[Floodplains](#)

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[Building Applications](#)

(All Topics)

Featured Links

Department Website

- CityLink E-Notifier
- Click2Gov Info

PLANNING & DEVELOPMENT SERVICES
Building Services | Planning | Development | Engineering | Neighborhood Services

Volume 9 Issue 4 April 2005

TRACKING THE NUMBERS

Total Permits:

↑ YTD - 1yr 30% ↑ YTD - 2yr 41%

Year-to-date, total permits experienced an increase in quantity when compared to last year at this time, April 2004, and experienced an increase when compared with two years ago, April 2003.

Single-Family Homes:
(Does not include slab only)

↓ YTD - 1yr 16% ↓ YTD - 2yr 17%

Year-to-date, single-family home permits decreased in quantity when compared to last year at this time, April 2004, and decreased when compared with two years ago, April 2003.

Commercial:
(Does not include slab only)

↓ YTD - 1yr 5% ↑ YTD - 2yr 25%

Year-to-date, commercial permits experienced a decrease in quantity when compared to last year at this time, April 2004, and increased compared with two years ago, April 2003.

Comfort Suites: 2313 Texas Avenue South is currently under construction.

INSIDE THIS ISSUE:

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- Permit Charts 11

points of interest

- ST Inspector's Corner
- ST Photo of Comfort Suites
- NS Planning Updates

PERMITS BY TYPE

Year to Date

Single-Family Home	2004	2003	2002
Single-Family Home	214	214	\$20,170,252
Duplex	20	40	\$4,053,324
Tri-Plex/Four-plex	25	100	\$3,875,000
Apartment	8	45	\$2,842,565
New Commercial	27	N/A	\$4,818,945
Commercial Remodel	30	N/A	\$1,524,496

INSPECTOR'S CORNER

CS Building Department Hosts Open House

The College Station Building Department will host an open house on Wednesday, May 11, from 3:00 to 4:30 PM to celebrate Building Safety Week (BSW). BSW, slated for May 8-14, provides an excellent opportunity for local code officials to promote the use and understanding of construction and building codes. The theme for this year's BSW is "Making Homes, Schools and Workplaces Safer Together." Make plans now to join us at City Hall (1101 Texas Ave.) to celebrate this annual event. For more information, please contact us at 979-764-3741.

1101 Texas Avenue
PO Box 9990

WWW.CS2GOV

979.764.2570
979.764.3400

Development Newsletter



Customer Service



Process



- Weekly Facilitation Meetings
- Monday Deadlines
- 10-day Engineering Review

Training

- **Internal – Weekly Sessions:**
 - **UDO/ Subdivision Ordinance Review**
 - **Comprehensive Plan Review**
 - **Engineering Specifications**
 - **HTE/ Click2Gov**
 - **Management Academy Topics**
 - **Sharing conference literature among staff**
- **External – Share your expertise with us!**
 - **Economics of Development**
 - **Timing Issues**



Long-range Planning Activities

- **Ongoing Comp Plan Amendments**
 - **Sebesta Road & Earl Rudder Freeway**
 - **Wellborn Road/ SH 40 Corridor**
- **10-Year Comp Plan Update**
 - **Goals & Objectives (a new Vision for next 10-20 yrs)**
 - **Transportation Plan (South CS + ETJ/Brazos County)**
 - **Land Use Plan (Growth areas + “seams”)**
 - **Urban Design (Update to 1992 Streetscape Plan)**
- **2005 P&Z Plan of Work**
- **Annexation Plan**
- **Parks Master Plan (Coordination with Parks Dept)**



Zucker Organizational Review

- **Report Issued in April 2005**
- **Input from Customer Focus Groups, Blue Ribbon Committee, City Council, P&Z, Staff**
- **36 Recommendations for Department Improvements in four main areas:**
 - **Customer Service**
 - **Organizational Structure**
 - **Process Recommendations**
 - **Policy Issues**
- **Presentation/Response to Council/P&Z in June**



Other Activities

- **Ordinance Amendments:**
 - **Subdivision Ordinance (Aug)**
 - **Northgate Ordinance (late July)**
 - **Neighborhood Overlay Ordinance (September)**
 - **2005 UDO Update (late July)**
- **Newsletter Format Changes (feature articles)**
- **Click2Gov (Web access to development case info)**
- **Office Reconfiguration (Phase 2)**
- **Customer Survey (Annually, beginning Fall 2005)**



2005 UDO Update

Housekeeping items:

- **Formatting, consistency, etc.**
- **Clarifications (Administrative Adjustment findings, time limitation for temporary outdoor sales, definitions)**
- **Remove Certificate of Occupancy/Completion applications**



2005 UDO Update

Alterations:

- **Non-Residential Architectural Standards** (clarify processes and requirements)
- **Wireless Telecommunication Facilities** (be more consistent with industry standards and ease process for collocation)
- **Signage** (set minimum distance from ROW and clarify time limitations on political signs)
- **Solid Waste** (clarify gating requirements and set townhouse service standards)



2005 UDO Update



Additions:

- **Airport zoning height restrictions**
- **PODS regulations (Portable On Demand Storage)**
- **Redevelopment zoning district (change from an overlay district)**
- **Drive thru queuing requirements**
- **Traffic Impact Assessments for residential**

2005 UDO Update

Policy Issues:

- **Collocation**
- **PODS (Portable On Demand Storage)**
- **Redevelopment (Comprehensive Plan and UDO)**
- **Anti-Monotony (single family and duplex regulations)**



2005 UDO Update

Project Schedule:

- **Public Input via Forum, website, email updates (May-June)**
- **Draft Ordinance Review (June)**
- **City Council Adoption (late July)**

Questions & Input

979-764-3570

www.cstx.gov

